



HUNTERS[®]
HERE TO GET *you* THERE

Flat 99 Maytrees 100 Fishponds Road, Eastville, Bristol, BS5
6SD

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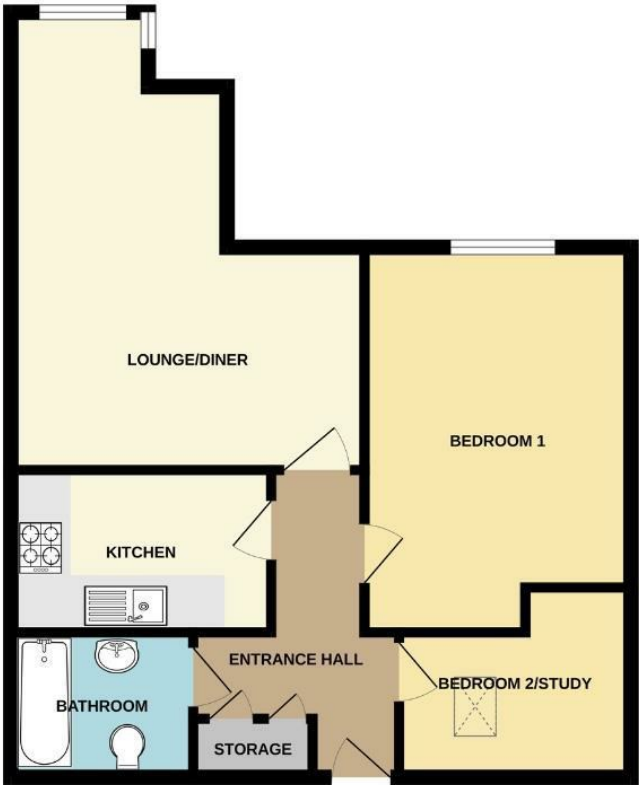
Asking Price £180,000

****WONDERFUL CITY VIEWS**** Such a handy location with Easton's cool amenities and eateries round the corner and Eastville Park at the top of the hill! This top floor flat is so peaceful and bright and comes complete with a parking space and secure video intercom access! Transport links couldn't be better, Central Bristol is close by, along with M32 access and Eastville Retail Park. A great way to get on the property ladder, you could add value with some minor improvements in here as well as it being ready to move into! Please get in touch to arrange a viewing.

- PRIME LOCATION
- Top Floor Flat!
- Parking Space
- Wonderful Rooftop Views
- Easton Amenities on the Doorstep
- Eastville Park at the Top of the Hill
- Chain Free
- Tenant Leaving in May
- Potential to Add Value
- M32 & Retail Park across the road

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TOP/FOURTH FLOOR



TOP FLOOR 2 BED FLAT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	80
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

FRONT DOOR

Secure entry intercom system leading into communal conservatory with swipe secure access into the hallway with key coded access to upper floors and apartment door into

ENTRANCE HALL

Electric radiator, video intercom receiver, two built in storage cupboards

BATHROOM

5'10" x 5'1"
Three piece white suite comprising bath with shower over, wc, wash hand basin, tiled splash backs, electric heater

KITCHEN

9'4" x 5'9"
Wall and base units with work surface over, sink and drainer, fitted oven and hob, tiled splash backs, space for washing machine and fridge freezer

LOUNGE DINER

14'4" x 12'11"
L shaped room with space for lounge and dining furniture, electric heater, tall window to front providing views of Bristol

BEDROOM ONE

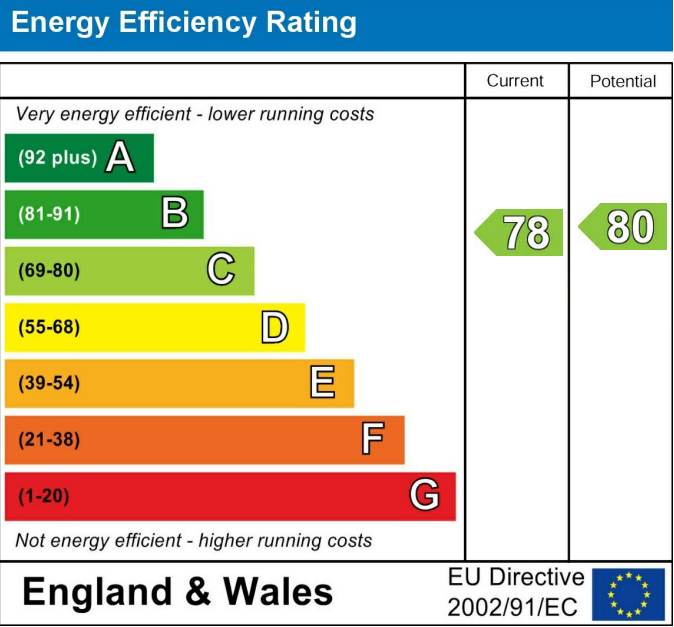
15'4" x 9'9"
Generous double bedroom. Double glazed window to front with city views, electric heater

BEDROOM TWO

8'1" x 7'4" max into alcove
Single bedroom currently used as work space, Velux skylight window, electric heater

PARKING

Allocated space in the residents car park



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

